COUNTY OF SANTA CLARA

Planning Commission

Work Plan for Fiscal Year 2013
(July 1, 2012 to June 30, 2013)

AND

Accomplishments for Fiscal Year 2012
(July 1, 2011 to June 30, 2012)

Members
Scott Lefaver, Chair
John Vidovich, Vice Chair
Jack Bohan
Mary Ann Ruiz
Dennis W. Chiu
Kathy Schmidt
Theresa Couture
MISSION STATEMENT:
The Santa Clara County Planning Commission is a seven-member body of community representatives appointed by the Board of Supervisors. It is the primary decision-making authority for certain development applications, and it advises the Board of Supervisors on various land-use policy matters.

HISTORICAL BACKGROUND:

State law and local ordinance prescribe the roles and responsibilities of the Planning Commission. In general, state law defines a planning commission as a committee appointed by the elected legislative body (Board of Supervisors) to review matters related to planning and development and as a general advisory body on land use planning. Santa Clara County ordinances together with applicable provisions of state planning law define the roles and responsibilities of the commission as follows:

- Hold public hearings and make recommendations to the Board of Supervisors regarding proposals to adopt or amend the General Plan or Zoning Ordinance, adoption or amendment of specific plans, change of zoning district, major subdivisions
- Serve as decision-making authority for conditional use permits and cluster permits
- One member serves as chair of the Architecture and Site Approval Committee on a rotational basis
- One member serves as ongoing chair of the San Martin Planning Advisory Committee (typically that member appointed by the District 1 Supervisor to represent South County) and to serve on membership of the South County Joint Planning Advisory Committee
- Serve as hearing body for appeals of decisions of the Planning Director, the Architecture and Site Approval Committee, and the Zoning Administrator
- Provide Zoning Ordinance interpretations
- One member of the Planning Commission serves on the Cordevalle Golf Course Board of Directors
FISCAL YEAR 2013 WORK PLAN

• Schedule, notice, and conduct monthly meetings (1st Thursday of each month), with the possible exception of January 2013 for the purpose of carrying out the roles and responsibilities described above.

• Major projects/applications that will potentially be considered by the Planning Commission through the end of the fiscal year 2013 include zoning text amendments associated with follow up activities to the Zoning Ordinance Revision Project; convene a mobile workshop in January 2013 of an area of significant interest for land use consideration by the Commission, receipt of public testimony for a Draft Environmental Impact Report related to a Reclamation Plan Amendment, and a Use Permit modification related to an expansion, of the existing Freeman Quarry.

• Conduct workshops, open to the public, on the day of each regularly scheduled monthly meeting for the purpose of studying, evaluating, and facilitating decision-making regarding items scheduled for public hearings, or with relevance to land use. These workshops also serve to educate Planning Commission members about county planning policies, legal requirements, departmental procedures, and work programs.
PRIOR YEAR ACCOMPLISHMENTS (FY 2012)

- Made Recommendation to the Board of Supervisors on the following:
  - Revisions to the County of Santa Clara Zoning Ordinance
    - Standards regarding Commercial Wineries
    - A ban on Pay Day lending and check cashing businesses
    - Revisions and clarifications to miscellaneous sections of the zoning ordinance
  - Proposed General Plan Amendments
    - Update of the aviation safety sections in the Health & Safety chapters

- Accepted required status reports for the following approved uses:
  - Environmental mitigation implementation by the CordeValle Golf Course
  - Golf course Use Permit compliance for the CordeValle Golf Course
  - Golf course Use Permit compliance for the Golf Course at Boulder Ridge
  - General Use Permit compliance annual report for Stanford University
  - Quarry operating conditions of approval for the Stevens Creek Quarry
  - Quarry operating conditions of approval for the Lexington Quarry
  - Use Permit compliance by the DaSilva butchery and agricultural worker housing facility
  - Use Permit condition compliance by the Peña charro rodeo facility
  - Use Permit condition compliance for the Chiala agricultural processing facility
  - Use Permit condition compliance for the Thorson equestrian facility
  - Use Permit condition compliance for the OS Transportation truck storage facility

- Decided appeals of decisions made by the Building Official and Zoning Administrator.
• Decided and made environmental determinations, including the following major land uses:
  • Permanente Quarry reclamation plan amendment (pending, may carry over to FY 2013)
  • Use Permit Modification of the Los Altos Golf & Country Club for an addition to the clubhouse
  • Renewal of a Use Permit for the Dassel's Petroleum propane storage and distribution facility
  • Renewal of a Use Permit for an existing baitshop and retail store on Monterey Highway
  • Use Permit for the Wozniak Winery and Special Event facility
  • Use Permit Modification of the Christopher Ranch agricultural processing facility.

• Accepted public comment on an Environmental Impact Report prepared for the proposed Permanente Quarry Reclamation Plan Amendment.

• Convened a Mobile Workshop regarding the State Surface Mine and Reclamation Act, which included a presentation by staff from the State Office of Mine Reclamation, and toured the Freeman Quarry.

• Attended Field Trips as part of information gathering for projects under consideration:
  • Tour of South County Winery Operations
  • Permanente Quarry.